



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Oct 22, 2021 12:58 PM Fee: \$38.00

2021235603

Electronically Recorded

PROPERTY OWNERS ASSOCIATION 7th AMENDED MANAGEMENT CERTIFICATE FOR
CANYON CREEK HOMEOWNERS ASSOCIATION

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Travis §

1. Name of Subdivision: Canyon Creek
2. Subdivision Location: Travis County
3. Name of Homeowners Association: Canyon Creek Homeowners Association
4. Recording Data for Association: The property described in the document located at Volume 13149, Page 1023, Travis County, Texas, and the real property described in documents 200400346 & 200500110, Real Property Records, Travis County, Texas.

Sections One, 17, 17B, 18, 19A, 19B, 20, 21, 26, 27, and 33 are recorded in Volume 85, Page 150B-151B; Volume 92, Pages 210-211; Volume 93; Pages 138-139; Volume 97, Pages 239-240; Volume 89, Pages 73-74; Volume 91, Pages 219-221; Volume 12396, Pages 662-664; Volume 98, Pages 163-165; Volume 90, Pages 94-95; Volume 90, Pages 324-325, and Volume 93, Pages 398-399.

Section 17c is recorded in Volume 100, Pages 370-371.

Section 22 is recorded in Volume 102, Pages 39-351.

Section 23 is recorded in Document No. 200000020.

Section 24 is recorded in Document No. 200000246.

Section 28 is recorded in Document No. 200000129.

Section 29 is recorded in Volume 102, Pages 142-144.

Section 34 is recorded in Document No. 200000239.

5. Recording Data for Declaration and any amendments: Document located at Volume 13149, Page 1023, and Volume 13242, Page 187, and document 1999114878, and document 1999141726, and document 2000203554, and document 2000203551, and document 2000203553, and document 2001052616, and document 2001052617, and document 2000203552, and document 2005175202, Public Records of Travis County, Texas, as amended from time to time.

Canyon Creek Section 17C Supplemental Declaration is filed under Film Code 00005777291.

First Restatement of Canyon Creek Master Declaration of Covenants, Conditions and Restrictions are recorded under Volume 10978, Pages 579-615.

Second Restatement of Canyon Creek Master Declaration of Covenants, Conditions and Restrictions are filed under Film Code: 00005705510.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Articles of Incorporation of Canyon Creek was filed on January 12th, 1989.

Bylaws were signed on the 8th day of February, 1996.

Resolution Adopting Rainwater Harvesting Policy is filed under Document No. 2011121265.

Billing Policy and Payment Plan Guidelines are filed with the county under Document No. 2018036612

Certified Resolution of the Board of Directors Concerning the Updated Fine Policy is filed under Document No. 2018154887.

Updated Mailing Address and Contact Information is filed under Document No. 2019153383

The signed resolution pertaining to Interpretation of Sections 5.4(M), 5.5 & 5.7(B) of the Declaration is filed under Document No. 2020009691.

Canyon Creek Homeowners Association Design Guidelines are filed under Document No. 2020203139.

Canyon Creek Homeowners Association Resolution pertaining to 2222 Coalition of Neighborhood Associations is filed under Document No. 2021016249.

Canyon Creek Homeowners Association Pool Rules are filed under Document No. 2021038350.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
 17319 San Pedro Ave, #318
 San Antonio, TX 78232
 contact@spectrumam.com
 210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 20 day of October, 2021.

Canyon Creek Homeowners Association

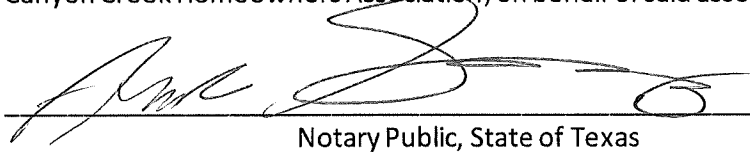
By:


 Sally Smith (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 20, October,
2021 by Sally Smith, representative of Spectrum Association Management, the Managing Agent of
Canyon Creek Homeowners Association, on behalf of said association.



Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

